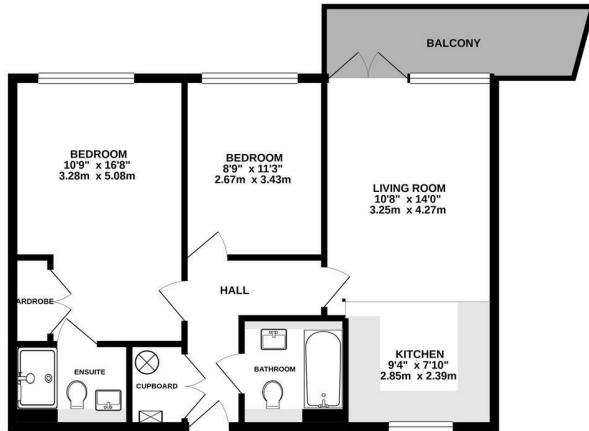




**Keith
Ashton**

Wilkinson Court, Rollason Way,
Brentwood

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, doors and cupboards have not been taken and are approximate. It is advised that you verify all dimensions in this condition. This plan is for illustrative purposes only and should not be used as the basis for any contractual purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or condition.
Made with Magic3D 2022



44 Wilkinson Court, Rollason Way, Brentwood, CM14 4EU

PEPPERCORN GROUND RENT NO ONWARD CHAIN **

****GUIDE PRICE £300,000 - £320,000**** A beautifully presented two bedroom top floor apartment with stunning views of the surrounding parkland, and only a seven minute walk to Brentwood mainline railway station and local shops. Security entry phone system allows access, with stairs and lift service to all floors, This bright spacious apartment provides, master bedroom with modern ensuite shower room, further double bedroom, modern family bathroom. All the principal rooms overlook the parkland to the rear, to make the most of this, there is an impressive living room and open plan kitchen with integrated appliances, with access to a large private balcony. This impressive development also offers gated secure allocated parking space and bike store.

Guide Price £300,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Presented
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current		Presented	
Very environmentally friendly - lower CO ₂ emissions	Current	Target	Presented	Current	Presented
(82 plus) A					
(61-81) B					
(49-60) C					
(35-48) D					
(23-34) E					
(11-22) F					
(1-10) G					
Not environmentally friendly - higher CO ₂ emissions					

England & Wales EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM14 4EU

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel: 01277 202200

Explore more @ www.keithashton.co.uk

